

PHA Plans

Annual Plan for Fiscal Year 2003

5 – Year Plan for Fiscal Years 2004 - 2006

CLARKSBURG HOUSING AUTHORITY

433 Baltimore Avenue

Clarksburg, WV 26301

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

PHA Plan Agency Identification

PHA Name: Clarksburg Housing Authority

PHA Number: WV027

PHA Fiscal Year Beginning: (mm/yyyy) 07/2003

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)

- ☒ Main administrative office of the PHA
- ☐ PHA development management offices
- ☐ PHA local offices

Display Locations for PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- ☒ Main administrative office of the PHA
- ☐ PHA development management offices
- ☐ PHA local offices
- ☒ Main administrative office of the local government
- ☐ Main administrative office of the County government
- ☐ Main administrative office of the State government
- ☒ Public library
- ☐ PHA website
- ☐ Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- ☒ Main business office of the PHA
- ☐ PHA development management offices
- ☐ Other (list below)

Annual PHA Plan
PHA Fiscal Year 2002

[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

☒ **Standard Plan**

Streamlined Plan:

- ☐ **High Performing PHA**
- ☐ **Small Agency (<250 Public Housing Units)**
- ☐ **Administering Section 8 Only**

☐ **Troubled Agency Plan**

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

We had a vacancy problem in our public housing program and a utilization problem in our Section 8 Program due to a surplus of other low rent units available in our area, however we have made great strides in overcoming this problem. There are developments that are FHA financed properties and tax credit properties in our area that contributed to our vacancy issue in the past. These developments have also experienced vacancy problems. We will continue to affirmatively market our units. We will continue to upgrade our units utilizing Capital Funds and will continue our excellent resident services programs. We have been successful this past year and maintaining our lease up will again take an excellent effort from the PHA. We feel confident that we can achieve further success.

Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Required Attachments:

A	Admissions Policy for Deconcentration	39
B	FY 2002 Capital Fund Program Annual Statement	40
C	Criteria for Substantial Amendments or Modification; Significant Deviation From 5 Year Plan	43
D	Resident Assessment Follow Up Plan	44

- ☐ Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

E	PHA Management Organizational Chart	45
F	FY 2002 Capital Fund Program 5 Year Action Plan	46
G	Members of Resident Advisory Board and Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)	61
H	Pet Policy	67
I	Resident Membership of the PHA Governing Board	68

Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI))) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
	Public housing rent determination policies, including the methodology for setting public housing flat rents X check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
	Schedule of flat rents offered at each public housing development X check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
	Section 8 rent determination (payment standard) policies X check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
	Public housing grievance procedures X check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
	Section 8 informal review and hearing procedures X check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
Income <= 30% of AMI	650						
Income >30% but <=50% of AMI	653						
Income >50% but <80% of AMI	722						
Elderly	998						
Families with Disabilities	n.a.						
Race/Ethnicity W	966						
Race/Ethnicity B	32						
Race/Ethnicity H	0						
Race/Ethnicity							

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- ☐ Consolidated Plan of the Jurisdiction/s
Indicate year:
- X U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- ☐ American Housing Survey data
Indicate year:
- ☐ Other housing market study
Indicate year:
- ☐ Other sources: (list and indicate year of information)

B. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

We do not have a waiting list for the Public Housing Program. We begin the eligibility process as soon as an application is received. If the applicant is determined eligible, every effort is made to get the family under lease as soon as possible.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
X Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	143		105
Extremely low income <=30% AMI	47	33	
Very low income (>30% but <=50% AMI)	73	51	
Low income (>50% but <80% AMI)	23	16	
Families with children	79	55	
Elderly families	10	7	
Families with Disabilities	28	20	
Race/ethnicity-white	132	92	
Race/ethnicity-black	11	8	
Race/ethnicity			
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			

Housing Needs of Families on the Waiting List			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? X No <input type="checkbox"/> Yes If yes: How long has it been closed (# of months)? Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

Our PHA will obviously remain in compliance with Federal, , State and local laws but also enhance awareness of the services we provide through extensive marketing efforts. Our plan is to streamline our process to address our clients quickly. Although there is a vast number of units available in our area ,many residents are unaware of the opportunities we can provide.Again, marketing will play a key role. We will attempt to address more self sufficiency initiatives as well..

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- X Employ effective maintenance and management policies to minimize the number of public housing units off-line
- X Reduce turnover time for vacated public housing units
- X Reduce time to renovate public housing units
- ☐ Seek replacement of public housing units lost to the inventory through mixed finance development
- ☐ Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- X Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- X Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- X Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- X Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- ☐ Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- ☐ Other (list below)

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

- ☐ Apply for additional section 8 units should they become available
- ☐ Leverage affordable housing resources in the community through the creation of mixed - finance housing
- ☐ Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- ☐ Other: (list below)

Need: Specific Family Types: Families at or below 30% of median**Strategy 1: Target available assistance to families at or below 30 % of AMI**

Select all that apply

- ☐ Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- ☐ Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- ☐ Employ admissions preferences aimed at families with economic hardships
- X Adopt rent policies to support and encourage work
- ☐ Other: (list below)

Need: Specific Family Types: Families at or below 50% of median**Strategy 1: Target available assistance to families at or below 50% of AMI**

Select all that apply

- X Employ admissions preferences aimed at families who are working
- X Adopt rent policies to support and encourage work
- ☐ Other: (list below)

Need: Specific Family Types: The Elderly**Strategy 1: Target available assistance to the elderly:**

Select all that apply

- ☐ Seek designation of public housing for the elderly
- ☐ Apply for special-purpose vouchers targeted to the elderly, should they become available
- ☐ Other: (list below)

Need: Specific Family Types: Families with Disabilities**Strategy 1: Target available assistance to Families with Disabilities:**

Select all that apply

- ☐ Seek designation of public housing for families with disabilities
- ☒ Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- ☐ Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- ☒ Affirmatively market to local non-profit agencies that assist families with disabilities
- ☐ Other: (list below)

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

- ☐ Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- ☐ Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- ☒ Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- ☒ Market the section 8 program to owners outside of areas of poverty /minority concentrations
- ☐ Other: (list below)

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- ☒ Funding constraints
- ☒ Staffing constraints
- ☐ Limited availability of sites for assisted housing
- ☒ Extent to which particular housing needs are met by other organizations in the community
- ☐ Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- ☒ Influence of the housing market on PHA programs
- ☐ Community priorities regarding housing assistance
- ☐ Results of consultation with local or state government
- ☐ Results of consultation with residents and the Resident Advisory Board
- ☐ Results of consultation with advocacy groups
- ☐ Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2002 grants)		
a) Public Housing Operating Fund	628,491.00	
b) Public Housing Capital Fund	498,447.00	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	831,136.00	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	0	
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)	CFP 2001 2,000.00 CFP 2002 <u>454,172.51</u> 456,172.51	
3. Public Housing Dwelling Rental Income	628,654.00	
4. Other income (list below)		
Laundry Income	4,868.00	
TV Cable Income	8,234.00	
Investment Income	31,000.00	
4. Non-federal sources (list below)		

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
Total resources	3,087,002.51	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

☐ When families are within a certain number of beings offered a unit: (state number)

☐ When families are within a certain time of being offered a unit: (state time)

X other: (describe)

We begin the verification process as soon as the application is received.

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

X criminal or Drug-related activity

X Rental history

X Housekeeping

☐ Other (describe)

c. X Yes ☐ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d. X Yes ☐ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e. X Yes ☐ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (Either directly or through an NCIC-authorized source)

(2)Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

X Community-wide list

☐ Sub-jurisdictional lists

☐ Site-based waiting lists

☐ Other (describe)

b. Where may interested persons apply for admission to public housing?

- X PHA main administrative office
☐ PHA development site management office
☐ Other (list below)

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year?

2. ☐ Yes ☐ No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?

3. ☐ Yes ☐ No: May families be on more than one list simultaneously
If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- ☐ PHA main administrative office
☐ All PHA development management offices
☐ Management offices at developments with site-based waiting lists
☐ At the development to which they would like to apply
☐ Other (list below)

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- ☐ One
☐ Two
X Three or More

b. X Yes No___ Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:

- ☐ Yes X No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (List below)

- X Emergencies
- ☐ Overhoused
- X Underhoused
- X Medical justification
- X Administrative reasons determined by the PHA (e.g., to permit modernization work)
- X Resident choice: (state circumstances below)

We do major renovation to vacant units and permit residents to move to renovated units that provide amenities that are not in the present unit.

- ☐ Other: (list below)

c. Preferences

1.X Yes ☐ No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection **(5) Occupancy**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- ☐ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- ☐ Victims of domestic violence
- ☐ Substandard housing
- ☐ Homelessness
- ☐ High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- X Working families and those unable to work because of age or disability
- X Veterans and veterans’ families
- ☐ Residents who live and/or work in the jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☐ Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

3 Date and Time

Former Federal preferences:

Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
Victims of domestic violence
Substandard housing
Homelessness
High rent burden

Other preferences (select all that apply)

- 2 Working families and those unable to work because of age or disability
1 Veterans and veterans' families
☐ Residents who live and/or work in the jurisdiction
☐ Those enrolled currently in educational, training, or upward mobility programs
☐ Households that contribute to meeting income goals (broad range of incomes)
☐ Households that contribute to meeting income requirements (targeting)
☐ Those previously enrolled in educational, training, or upward mobility programs
☐ Victims of reprisals or hate crimes
☐ Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:

- ☐ The PHA applies preferences within income tiers
X Not applicable: the pool of applicant families ensures that the PHA will meet income-targeting requirements

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- X The PHA-resident lease
X The PHA's Admissions and (Continued) Occupancy policy
X PHA briefing seminars or written materials
☐ Other source (list)

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- X At an annual reexamination and lease renewal
X Any time family composition changes
X At family request for revision
☐ Other (list)

(6) Deconcentration and Income Mixing

SEE ATTACHMENT A FOR REVISED TEMPLATE QUESTIONS

a. ☐ Yes ☐ No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b. ☐ Yes ☐ No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

☐

Adoption of site-based waiting lists

If selected, list targeted developments below:

☐

Employing waiting list “skipping” to achieve deconcentration of poverty or income mixing goals at targeted developments

If selected, list targeted developments below:

☐

Employing new admission preferences at targeted developments

If selected, list targeted developments below:

☐

Other (list policies and developments targeted below)

d. ☐ Yes ☐ No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d were yes, how would you describe these changes? (select all that apply)

☐

Additional affirmative marketing

☐

Actions to improve the marketability of certain developments

☐

Adoption or adjustment of ceiling rents for certain developments

☐

Adoption of rent incentives to encourage deconcentration of poverty and income mixing

☐

Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

☐

Not applicable: results of analysis did not indicate a need for such efforts

☐

List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

☐

Not applicable: results of analysis did not indicate a need for such efforts

☐

List (any applicable) developments below:

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.

Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

☒

criminal or drug-related activity only to the extent required by law or regulation

☐

Criminal and drug-related activity, more extensively than required by law or regulation

☐

More general screening than criminal and drug-related activity (list factors below)

☐

Other (list below)

- b. Yes ☒ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c. ☐ Yes ☒ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. ☒ Yes ☐ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- ☐ Criminal or drug-related activity
- ☒ Other (describe below) Provide current and previous landlord address and phone number.

(2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
- ☒ None
- ☐ Federal public housing
- ☐ Federal moderate rehabilitation
- ☐ Federal project-based certificate program
- ☐ Other federal or local program (list below)
- b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)
- ☒ PHA main administrative office
- ☐ Other (list below)

(3) Search Time

- a. ☒ Yes ☐ No: Does the PHA give extensions on standard 60-day period to search for a unit? If yes, state circumstances below:

(4) Admissions Preferences

- a. Income targeting
- ☐ Yes ☒ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?
- b. Preferences
1. ☒ Yes ☐ No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year?
(select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- ☐ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- ☐ Victims of domestic violence
- ☐ Substandard housing
- ☐ Homelessness
- ☐ High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- ☐ Working families and those unable to work because of age or disability
- X Veterans and veterans' families
- ☐ Residents who live and/or work in your jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☐ Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

2 Date and Time

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- ☐ Working families and those unable to work because of age or disability
- 1 Veterans and veterans' families
- ☐ Residents who live and/or work in your jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☐ Other preference(s) (list below)

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- ☐ Date and time of application
☐ Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for “residents who live and/or work in the jurisdiction” (select one)

- ☐ This preference has previously been reviewed and approved by HUD
☐ The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- ☐ The PHA applies preferences within income tiers
☐ Not applicable: the pool of applicant families ensures that the PHA will meet income-targeting requirements

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

- X The Section 8 Administrative Plan
☐ Briefing sessions and written materials
☐ Other (list below)

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

- X Through published notices
☐ Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

(1) Income Based Rent Policies

Describe the PHA’s income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

- ☐ The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the highest of 30% of adjusted monthly income, 10% of

unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---Or---

- X The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- ☐ \$0
☐ \$1-\$25
X \$26-\$50

2. X Yes ☐ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:

1. *When the family has lost eligibility for or is waiting on eligibility determination for Federal, State, or local assistance programs;*
2. *When the family would be evicted as a result of the imposition of the minimum rent requirement;*
3. *When the income of the family has decreased because of changed circumstances including loss of employment;*
4. *When the family has an increase in expenses because of changed circumstances, for medical costs, childcare, transportation, education, or similar items;*
5. *When a death has occurred in the family.*

c. Rents set at less than 30% than adjusted income

1. X Yes ☐ No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

Ceiling Rents and Flat Rents Percentage less than 30% varies depending on income of tenant.

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

- X For the earned income of a previously unemployed household member
☐ For increases in earned income
☐ Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:

- ☐ Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:

- ☐ For household heads
- ☐ For other family members
- ☐ For transportation expenses
- ☐ For the non-reimbursed medical expenses of non-disabled or non-elderly families
- ☐ Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

- X Yes for all developments
- ☐ Yes but only for some developments
- ☐ No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- X For all developments
- ☐ For all general occupancy developments (not elderly or disabled or elderly only)
- ☐ For specified general occupancy developments
- ☐ For certain parts of developments; e.g., the high-rise portion
- ☐ For certain size units; e.g., larger bedroom sizes
- ☐ Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- ☐ Market comparability study
- X Fair market rents (FMR)
- ☐ 95th percentile rents
- ☐ 75 percent of operating costs
- ☐ 100 percent of operating costs for general occupancy (family) developments
- ☐ Operating costs plus debt service
- ☐ The "rental value" of the unit
- ☐ Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- ☐ Never
- ☐ At family option
- X Any time the family experiences an income increase
- ☐ Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
- X Other (list below)

When there is a change in family composition.

- g. ☐ Yes ☒ No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- ☒ The section 8 rent reasonableness study of comparable housing
☐ Survey of rents listed in local newspaper
☐ Survey of similar unassisted units in the neighborhood
☐ Other (list/describe below)

B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies.

- a. What is the PHA's payment standard? (select the category that best describes your standard)

- ☐ At or above 90% but below 100% of FMR
100% of FMR
☒ Above 100% but at or below 110% of FMR
☐ Above 110% of FMR (if HUD approved; describe circumstances below)

- b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- ☐ FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
☐ The PHA has chosen to serve additional families by lowering the payment standard
☐ Reflects market or submarket
☐ Other (list below)

- c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- ☐ FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
☐ Reflects market or submarket
☒ To increase housing options for families
☐ Other (list below)

- d. How often are payment standards reevaluated for adequacy? (select one)

- ☒ Annually
☐ Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

X Success rates of assisted families

X Rent burdens of assisted families

☐ Other (list below)

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)

☐ \$0

☐ \$1-\$25

X \$26-\$50

b. X Yes ☐ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

1. *When the family has lost eligibility for or is waiting on eligibility determination for Federal, State or local assistance program;*
2. *When the family would be evicted as a result of the imposition of the minimum rent requirement;*
3. *When the income of the family has decreased because of changed circumstances, including loss of employment;*
4. *When the family has an increase in expenses because of changed circumstances, for medical costs, childcare, transportation, education, or similar items;*
5. *When a death has occurred in the family.*

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

X An organization chart showing the PHA's management structure and organization is attached.

☐ A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	323	102
Section 8 Vouchers	244	75
Section 8 Certificates	NA	
Section 8 Mod Rehab	NA	
Special Purpose Section 8 Certificates/Vouchers (list individually)	NA	

Public Housing Drug Elimination Program (PHDEP)	323	NA
Other Federal Programs(list individually)		

C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management: (list below)

1. *Admissions & Occupancy Policy*
2. *Procurement Policy*
3. *Investment Policy*
4. *Disposition Policy*
5. *Capitalization Policy*
6. *Personnel Policy*
7. *Preventative Maintenance Manual*

(2) Section 8 Management: (list below)

1. *Administrative Plan*
2. *Unit Inspection Policy*

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs is exempt from sub-component 6A.

A. Public Housing

1. ☐ Yes X No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

- X PHA main administrative office
☐ PHA development management offices
☐ Other (list below)

B. Section 8 Tenant-Based Assistance

1. ☐ Yes X No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

X PHA main administrative office

☐ Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

X The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment B (state name)

-or-

☐ The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

(2) Optional 5-Year Action Plan

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

- a. X Yes ☐ No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

X The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment D

-or-

- ☐ The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

- ☐ Yes X No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
- b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)
1. Development name:
 2. Development (project) number:
 3. Status of grant: (select the statement that best describes the current status)
 - ☐ Revitalization Plan under development
 - ☐ Revitalization Plan submitted, pending approval
 - ☐ Revitalization Plan approved
 - ☐ Activities pursuant to an approved Revitalization Plan underway
- ☐ Yes X No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name/s below:
- ☐ Yes X No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?
If yes, list developments or activities below:
- ☐ Yes X No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?
If yes, list developments or activities below:

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. ☐ Yes X No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal

FY 2003 Annual Plan

Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

2. Activity Description

☐ Yes ☐ No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

Demolition/Disposition Activity Description
1a. Development name:
1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (DD/MM/YY)
5. Number of units affected:
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. ☐ Yes ☒ No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

- ☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

Designation of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. Designation type:	
Occupancy by only the elderly	<input type="checkbox"/>
Occupancy by families with disabilities	<input type="checkbox"/>
Occupancy by only elderly families and families with disabilities	<input type="checkbox"/>
3. Application status (select one)	
Approved; included in the PHA’s Designation Plan	<input type="checkbox"/>
Submitted, pending approval	<input type="checkbox"/>
Planned application	<input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (DD/MM/YY)	
5. If approved, will this designation constitute a (select one)	
<input type="checkbox"/> New Designation Plan	
<input type="checkbox"/> Revision of a previously-approved Designation Plan?	
6. Number of units affected:	
7. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

1. ☐ Yes ☒ No: Have any of the PHA’s developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If “No”, skip to component 11; if “yes”, complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

- ☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 11. If “No”, complete the Activity Description table below.

Conversion of Public Housing Activity Description
1a. Development name: 1b. Development (project) number:
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. ☐ Yes ☒ No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan

to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

- ☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: 1b. Development (project) number:
2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)
5. Number of units affected: 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

1. ☐ Yes ☒ No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to component 12; if “yes”, describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

☐ Yes ☐ No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- ☐ 25 or fewer participants
☐ 26 - 50 participants
☐ 51 to 100 participants
☐ more than 100 participants

b. PHA-established eligibility criteria

☐ Yes ☐ No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?
If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

☐ Yes ☒ No: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? DD/MM/YY

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- ☒ Client referrals
☒ Information sharing regarding mutual clients (for rent determinations and otherwise)
☐ Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
☐ Jointly administer programs
☐ Partner to administer a HUD Welfare-to-Work voucher program
☒ Joint administration of other demonstration program
☐ Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

☒ Public housing rent determination policies

- X Public housing admissions policies
- X Section 8 admissions policies
- X Preference in admission to section 8 for certain public housing families
- X Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- ☐ Preference/eligibility for public housing homeownership option participation
- ☐ Preference/eligibility for section 8 homeownership option participation
- ☐ Other policies (list below)

b. Economic and Social self-sufficiency programs

- X Yes ☐ No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If “yes”, complete the following table; if “no” skip to sub-component 2, Family Self-Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
<i>Resident Assistant 6 mo. Work/Training Program</i>	<i>4 per year</i>	<i>Work application Procedures</i>	<i>Development Office</i>	<i>Both</i>
<i>Career Paths Program (vocational workshops)</i>	<i>21 average</i>	<i>All residents</i>	<i>Development Office</i>	<i>Both</i>
<i>Resume Builder</i>	<i>18 Average</i>	<i>All residents</i>	<i>Development Office</i>	<i>Both</i>
<i>Adult Basic Education/GED</i>	<i>13 Avg.</i>	<i>All residents</i>	<i>Development Office</i>	<i>Both</i>
<i>Adult Basic Computer Skills</i>	<i>36 Avg.</i>	<i>All residents</i>	<i>Development Office</i>	<i>Both</i>
<i>Employment Counseling</i>	<i>32 Avg.</i>	<i>All residents</i>	<i>Development Office</i>	<i>Both</i>

(2) Family Self Sufficiency program/s

Our FSS programs are voluntary; therefore we do not have size restrictions on our programs

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2001 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing		

Section 8		
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- b. ☐ Yes ☐ No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?
If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)
- X Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
 - X Informing residents of new policy on admission and reexamination
 - X Actively notifying residents of new policy at times in addition to admission and reexamination.
 - X Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
 - X Establishing a protocol for exchange of information with all appropriate TANF agencies
 - ☐ Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)
- ☐ High incidence of violent and/or drug-related crime in some or all of the PHA's developments
 - X High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
 - X Residents fearful for their safety and/or the safety of their children
 - X Observed lower-level crime, vandalism and/or graffiti
 - ☒ People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
 - ☐ Other (describe below)
2. What information or data did the PHA used to determine the need for PHA actions to improve safety of residents (select all that apply).

- X Safety and security survey of residents
- X Analysis of crime statistics over time for crimes committed “in and around” public housing authority
- X Analysis of cost trends over time for repair of vandalism and removal of graffiti
- X Resident reports
- X PHA employee reports
- X Police reports
- X Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- ☐ Other (describe below)

3. Which developments are most affected? (list below)

Laurel Lanes, Koupal Towers, Mason House

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- X Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- X Crime Prevention Through Environmental Design
- X Activities targeted to at-risk youth, adults, or seniors
- ☐ Volunteer Resident Patrol/Block Watchers Program
- ☐ Other (describe below)

2. Which developments are most affected? (list below)

Laurel Lanes

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- X Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- X Police provide crime data to housing authority staff for analysis and action
- X Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- X Police regularly testify in and otherwise support eviction cases
- X Police regularly meet with the PHA management and residents
- X Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- ☐ Other activities (list below)

2. Which developments are most affected? (list below)

Laurel Lanes, Koupal Towers, Mason House

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2001 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- ☐ No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- ☐ No: Has the PHA included the PHDEP Plan for FY 2001 in this PHA Plan?
- ☐ No: This PHDEP Plan is an Attachment E.

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

Pet policy is included as Attachment H

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. X Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
(If no, skip to component 17.)
2. X Yes No: Was the most recent fiscal audit submitted to HUD?
3. X Yes No: Were there any findings as the result of that audit?
4. ☐ Yes X No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? _____
5. ☐ Yes ☐ No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1. ☐ Yes X No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
- ☐ Not applicable
- ☐ Private management

- ☐ Development-based accounting
- ☐ Comprehensive stock assessment
- ☐ Other: (list below)

3. ☐ Yes X No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. X Yes ☐ No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)

X Attached at Attachment G (File name)
Provided below:

3. In what manner did the PHA address those comments? (select all that apply)

X Considered comments, but determined that no changes to the PHA Plan were necessary.

☐ The PHA changed portions of the PHA Plan in response to comments
List changes below:

☐ Other: (list below)

B. Description of Election process for Residents on the PHA Board

1. ☐ Yes X No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

2. ☐ Yes X No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

- ☐ Candidates were nominated by resident and assisted family organizations
- ☐ Candidates could be nominated by any adult recipient of PHA assistance
- ☐ Self-nomination: Candidates registered with the PHA and requested a place on ballot
- ☐ Other: (describe)

b. Eligible candidates: (select one)

☐ Any recipient of PHA assistance

- ☐ Any head of household receiving PHA assistance
- ☐ Any adult recipient of PHA assistance
- ☐ Any adult member of a resident or assisted family organization
- ☐ Other (list)

c. Eligible voters: (select all that apply)

- ☐ All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- ☐ Representatives of all PHA resident and assisted family organizations
- ☐ Other (list)

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: *West Virginia Housing Development Fund*
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
 - X The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
 - The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
 - The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
 - X Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
 - ☐ Other: (list below)
4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

D. Other Information Required by HUD

Use this section to provide any additional information requested by HUD.

Attachments

Use this section to provide any additional attachments referenced in the Plans.

Attachment A

Component 3, (6) Deconcentration and Income Mixing

- a. ☐ Yes X No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.
- b. ☐ Yes ☐ No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments			
Development Name:	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]

Attachment B

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Clarksburg Housing Authority		Grant Type and Number WV15P02750103 Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: 2003
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies X Revised Annual Statement (revision no: 1) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	42,930.00			
3	1408 Management Improvements Soft Costs	10,000.00			
	Management Improvements Hard Costs	29,000.00			
4	1410 Administration	36,000.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	315,000.00			
10	1460 Dwelling Structures	50,517.00			
11	1465.1 Dwelling Equipment—Nonexpendable	15,000.00			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines.....)	498,447.00			
	Amount of line XX Related to LBP Activities				

Annual Statement/Performance and Evaluation Report				
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary				
PHA Name: Clarksburg Housing Authority		Grant Type and Number WV15P02750103 Capital Fund Program Grant No: Replacement Housing Factor Grant No:		Federal FY of Grant: 2003
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1)				
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report				
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost
	Amount of line XX Related to Section 504 compliance			

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name: Clarksburg Housing Authority			Grant Type and Number WV15P02750103 Capital Fund Program Grant No: Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
WV27-1									
Mason House	Operations		1406		14,310.00				
	Management Improvements		1408		13,000.00				
	Administration		1410		12,000.00				
	Elevator Refurbishment		1450	1 Building	90,000.00				
	Carpet & Tile Replacement		1460	10 Units	5,000.00				
	Tub/Shower Replacement		1460	9 Units	20,517.00				
	Appliance Replacement		1465	10 Units	5,000.00				
WV27-2 Laurel Lanes	Operations		1406		14,310.00				
	Management Improvements		1408		13,000.00				
	Administration		1410		12,000.00				
	Additional Parking		1450		25,000.00				
	Kitchen Exhaust Fans		1460	97 Units	20,000.00				
	Appliance Replacement		1465	10 Units	5,000.00				

Annual Statement/Performance and Evaluation Report**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)****Part II: Supporting Pages**

PHA Name: Clarksburg Housing Authority		Grant Type and Number WV15P02750103 Capital Fund Program Grant No: Replacement Housing Factor Grant No:				Federal FY of Grant: 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
WV27-3 Koupal Towers	Operations		1406		14,310.00				
	Management Improvements		1408		13,000.00				
	Administration		1410		12,000.00				
	Sprinkler System		1450		200,000.00				
	Carpet & Tile Replacement		1460	10 Units	5,000.00				
	Appliance Replacement		1465	10 Units	5,000.00				
HA Wide Activities									

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Clarksburg Housing Authority			Grant Type and Number WV15P02750103 Capital Fund Program No: Replacement Housing Factor No:				Federal FY of Grant: 2003
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
WV27-1							
Mason House	6-30-05			06-30-07			
WV27-2							
Laurel Lanes	6-30-05			6-30-07			
WV27-3							
Koupal Towers	6-30-05			6-30-07			
HA-wide	6-30-05			6-30-07			

Attachment C

CRITERIA FOR SUBSTANTIAL AMENDMENTS OR MODIFICATIONS SIGNIFICANT DEVIATIONS FROM THE 5 YEAR PLAN

The Code of Federal Regulations (CFR) at 24 CFR Part 903 Section 7, Public Housing Agency Plans: Final Rule issued on October 21, 1999 is very specific with respect to the information a PHA must provide in its Agency Plan. Part 903 Section 7 (r) (2) states that a PHA must identify the basic criteria the PHA will use for determining.

- **A substantial deviation from its Five -Year Plan and**
- **A significant amendment or modification to its Five -Year Plan and Annual Plan**

Notice PIH 99-51 states that PHA's must define the terms "Substantial Deviation and "Significant Amendment or Modification" by stating the basic criteria for such definitions in an annual plan that has met full public process and Resident Advisory Board review.

HUD considers the following actions to be Significant Amendments or Modifications:

- **Changes to rent or admissions policies or organization of the waiting list;**
- **Additions of non-emergency work items (items not included in the current Annual Statement of Five –Year Action Plan) or change in use of replacement reserve funds under the Capital Fund;**
- **Additions of new activities not included in the current PHDEP Plan; and**
- **Any change with regard to demolition or disposition designation, homeownership programs or conversion activities.**

Any substantial deviation from the Mission Statement and/or Goals and Objectives presented in the Five –Year Plan that cause changes in the Services provided to residents or significant changes to the Agency's financial situation will be documented in subsequent Agency Plans.

An exception to this definition will be made for any of the above that are adopted to reflect changes in HUD regulatory requirements; such changes will not be considered significant amendments by HUD.

Attachment D

Resident Assessment Follow –Up Plan

Clarksburg Housing Authority will continue to monitor resident concerns relative to the safety component of RASS. We have added additional outside lighting, security cameras and security patrol.

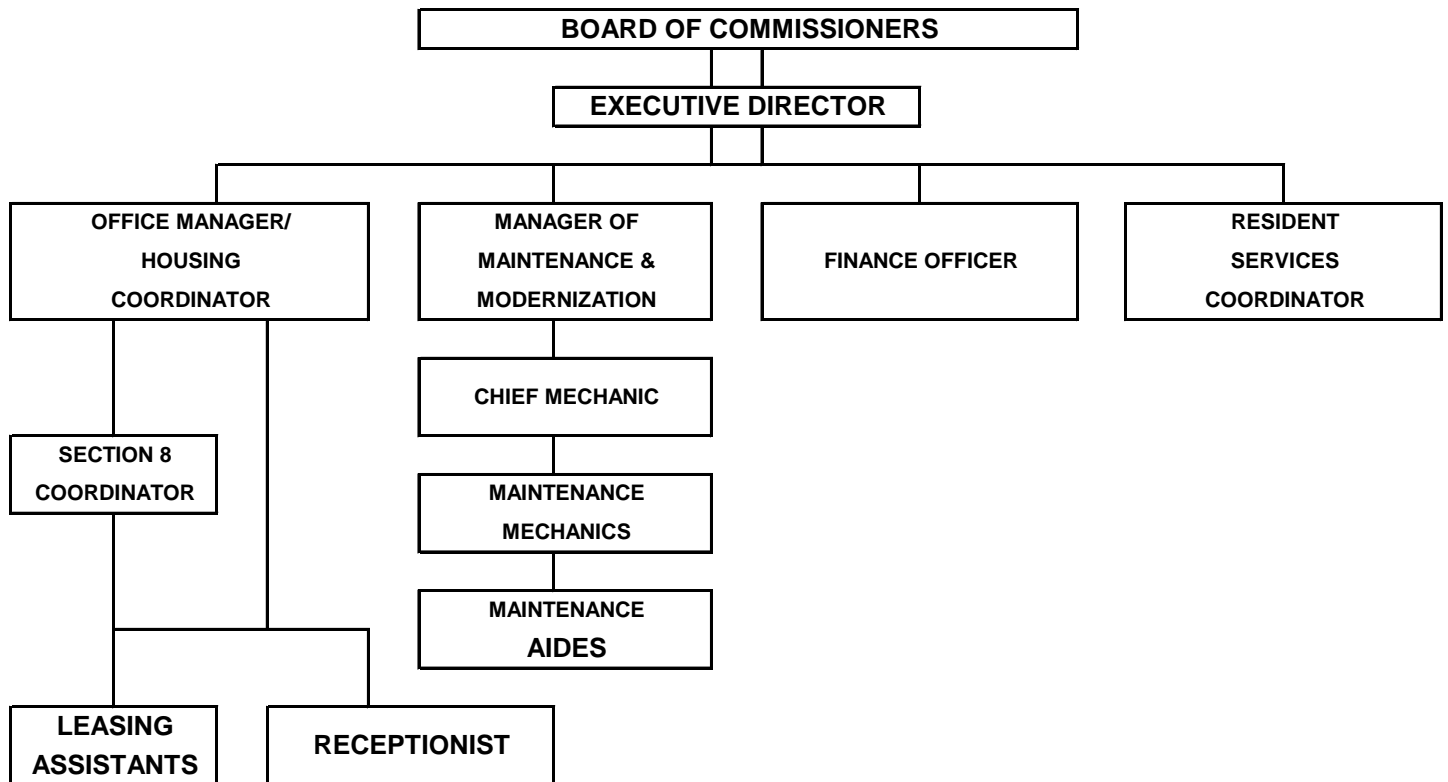
In relation to communication, The Clarksburg Housing Authority will provide its residents with more material concerning events. The Clarksburg Housing Authority is responsive and courteous to its residents but will ensure that this occurs on a regular basis.

The Clarksburg Housing Authority has completed an extensive amount of capital improvements over the last fiscal year. We will continue to maintain our facilities in a safe, well communicated and efficient manner.

Attachment E

CLARKSBURG HOUSING AUTHORITY

ORGANIZATIONAL CHART



Attachment F

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name Clarksburg Housing Authority				<input type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA-Wide	Year 1 2003	Work Statement for Year 2 FFY Grant: 2004 PHA FY: July	Work Statement for Year 3 FFY Grant: 2005 PHA FY: July	Work Statement for Year 4 FFY Grant: 2006 PHA FY: July	Work Statement for Year 5 FFY Grant: 2007 PHA FY: July
WV27-1 Mason House		129,827.00	145,983.00	173,733.00	164,310.00
WV27-2 Laurel Lanes		109,310.00	181,480.00	215,404.00	209,280.00
WV27-3 Koupal Towers		259,310.00	170,984.00	109,310.00	124,857.00
Total CFP Funds (Est.)	498,447.00	498,447.00	498,447.00	498,447.00	498,447.00
Total Replacement Housing Factor Funds					

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities for WV27-1 Mason House

Activities for Year 1	Activities for Year :__2__ FFY Grant: 2004 PHA FY: July 1			Activities for Year: __3__ FFY Grant: 2005 PHA FY: July 1		
See Annual	Operations (1406)	14,310.00		Operations (1406)	14,310.00	
Statement	Mgmt. Improvements (1408)	13,000.00		Mgmt. Improvements (1408)	13,000.00	
	Administration (1410)	12,000.00		Administration (1410)	12,000.00	
	Sprinkler System (1450)	200,000.00		Entrance Door (1450)	75,000.00	
	Canopy (1450)	10,000.00		Tile – Common Area (1450)	21,673.00	
	Carpet &Tile (1460)	5,000.00		Carpet &Tile (1460)	5,000.00	
	Appliance Replacement (1465)	5,000.00		Appliance Replacement (1465)	5,000.00	

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities for WV27-1 Mason House

Activities for Year 1	Activities for Year :__4__ FFY Grant: 2006 PHA FY: July 1			Activities for Year: __5__ FFY Grant: 2007 PHA FY: July 1		
See Annual	Operations (1406)	14,310.00		Operations (1406)	14,310.00	
Statement	Mgmt. Improvements (1408)	13,000.00		Mgmt. Improvements (1408)	13,000.00	
	Administration (1410)	12,000.00		Administration (1410)	12,000.00	
	Rear Entrance Door (1450)	75,000.00		Breaker Box Replacement (1450)	50,000.00	
	Shower Replacement (1460)	49,423.00		3 Main Breaker Boxes (1450)	15,000.00	
	Carpet & Tile (1460)	5,000.00		Roof Repair (1450)	50,000.00	
	Appliance Replacement (1465)	5,000.00		Carpet &Tile (1460)	5,000.00	
				Appliance Repair (1460)	5,000.00	

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities for WV27-2 Laurel Lanes

Activities for Year 1	Activities for Year :__2__ FFY Grant: 2004 PHA FY: July 1			Activities for Year: __3__ FFY Grant: 2005 PHA FY: July 1		
See Annual Statement	Operations (1406)	14,310.00		Operations (1406)	14,310.00	
	Mgmt. Improvements (1408)	13,000.00		Mgmt. Improvements (1408)	13,000.00	
	Administration (1410)	12,000.00		Administration (1410)	12,000.00	
	Kitchen Cabinets (1460)	40,000.00		Carpet & Tile (1460)	20,000.00	
	Tub/Shower Replacement (1460)	25,000.00		Kitchen Cabinets (1460)	108,068.00	
	Appliance Replacement (1465)	5,000.00		Front Door Awnings (1460)	29,102.00	
				Appliance Replacement (1465)	5,000.00	

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities for WV27-2 Laurel Lanes

Activities for Year 1	Activities for Year :__4__ FFY Grant: 2006 PHA FY: July 1			Activities for Year: __5__ FFY Grant : 2007 PHA FY: July 1		
See Annual Statement	Operations (1406)	14,310.00		Operations (1406)	14,310.00	
	Mgmt. Improvements (1408)	13,000.00		Mgmt. Improvements (1408)	13,000.00	
	Administration (1410)	12,000.00		Administration (1410)	12,000.00	
	Electrical Meter Sockets (1450)	66,094.00		Drain Repair (1450)	64,970.00	
	Baseboard Heaters (1460)	45,000.00		Apartment Remodeling (1460)	50,000.00	
	Tub/Shower Replacement (1460)	60,000		Tub/Shower Replacement (1460)	50,000.00	
	Appliance Replacement (1465)	5,000.00		Appliance Replacement (1465)	5,000	

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities for WV27-3 Koupal Towers

Activities for Year 1	Activities for Year :__2__ FFY Grant: 2004 PHA FY: July 1			Activities for Year: __3__ FFY Grant: 2005 PHA FY: July 1		
See Annual Statement	Operations (1406)	14,310.00		Operations (1406)	14,310.00	
	Mgmt. Improvements (1408)	13,000.00		Mgmt. Improvements (1408)	13,000.00	
	Administration (1410)	12,000.00		Administration (1410)	12,000.00	
	Emergency Generator (1450)	25,000.00		Entrance Doors (1450)	75,000.00	
	Domestic Booster Pump (1450)	25,000.00		Common Area Tile (1450)	25,000.00	
	Main Water Valve (1450)	10,000.00		Apartment Remodeling (1460)	21,674.00	
	Common Area Tile (1450)	20,517.00		Carpet & Tile (1460)	5,000.00	
	Carpet & Tile (1460)	5,000.00		Appliance Replacement (1465)	5,000.00	
	Appliance Replacement (1465)	5,000.00				

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities for WV27-3 Koupal Towers

Activities for Year 1	Activities for Year :__4__ FFY Grant: 2006 PHA FY: July 1			Activities for Year: __5__ FFY Grant: 2007 PHA FY: July 1		
See Annual Statement	Operations (1406)	14,310.00		Operations (1406)	14,310.00	
	Mgmt. Improvements (1408)	13,000.00		Mgmt. Improvements (1408)	13,000.00	
	Administration (1410)	12,000.00		Administration (1410)	12,000.00	
	Apartment Remodeling (1460)	50,000.00		Pave Parking Lot (1450)	25,547.00	
	Carpet & Tile (1460)	5,000.00		Apartment Remodeling (1460)	50,000.00	
	Closet Doors (1460)	10,000.00		Carpet & Tile (1460)	5,000.00	
	Appliance Replacement (1465)	5,000.00		Appliance Replacement (1465)	5,000.00	

Annual Statement/Performance and Evaluation Report**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)****Part III: Implementation Schedule**

PHA Name: Clarksburg Housing Authority			Grant Type and Number WV15P02750103 Capital Fund Program No: Replacement Housing Factor No:				Federal FY of Grant: 2003
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
Years	Original	Revised	Actual	Original	Revised	Actual	
2004	06-30-06			06-30-08			
2005	06-30-07			06-30-09			
2006	06-30-08			6-30-10			
2007	06-30-09			6-30-11			

Attachment B - 2002

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Clarksburg Housing Authority		Grant Type and Number WV15P02750102 Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: 2002
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	51,000.00			
3	1408 Management Improvements Soft Costs	10,000.00			
	Management Improvements Hard Costs	39,000.00			
4	1410 Administration	36,000.00		36,000.00	30,197.17
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	342,447.00		187,915.48	0.00
11	1465.1 Dwelling Equipment—Nonexpendable	20,000.00		0.00	0.00
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines.....)	498,447.00		223,915.48	30,137.17
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security –Soft Costs				

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Clarksburg Housing Authority		Grant Type and Number WV15P02750102 Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: 2002
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1)					
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Clarksburg Housing Authority			Grant Type and Number WV15P02750102 Capital Fund Program Grant No: Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
WV27-1									
Mason House	Operations		1406		17,000.00				
	Management Improvements		1408		13,000.00				
	Administration		1410		12,000.00				
	Sinks & Medicine Cabinets		1460	100 Units	28,000.00				
	Elevator Refurbishment		1460	1 Building	67,500.00				
	Drain Stack Replacement		1460	1 Building	62,947.00				
	Appliance Replacement		1465	10 Units	10,000.00				
WV27-2	Operations		1406		17,000.00				
	Management Improvements		1408		13,000.00				
	Administration		1410		12,000.00				
	Tub/Shower Replacement		1460	13 Units	26,000.00				
	Bathroom Sinks/Cabinets		1460	92 Units	26,000.00				
	Shutters		1460	26 Buildings	37,000.00				
	Patios		1460	4 Buildings	40,000.00				
	Storm Doors		1460	92 Units	45,000.00				
WV27-3	Operations		1406		17,000.00				
	Management Improvements		1408		13,000.00				
	Administration		1410		12,000.00				
	Balcony Rail Replacement		1460	All Floors	10,000.00				
	Appliance Replacement		1465	10 Units	10,000.00				
HA Wide Activities			1408		10,000.00				

Annual Statement/Performance and Evaluation Report**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)****Part III: Implementation Schedule**

PHA Name: Clarksburg Housing Authority			Grant Type and Number WV15P02750102 Capital Fund Program No: Replacement Housing Factor No:				Federal FY of Grant: 2002
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
WV27-1							
Mason House	6-30-04			06-30-06			
WV27-2							
Laurel Lanes	6-30-04			6-30-06			
WV27-3							
Koupal Towers	6-30-04			6-30-06			
HA-wide	6-30-04			6-30-06			

Attachment B - 2001

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Clarksburg Housing Authority		Grant Type and Number WV15P02750101 Capital Fund Program Grant No: Replacement Housing Factor Grant No:		Federal FY of Grant: 2001	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	51,387.00		51,387.00	51,387.00
3	1408 Management Improvements Soft Costs	35,000.00		29,155.91	4,491.64

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Clarksburg Housing Authority		Grant Type and Number WV15P02750101 Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: 2001
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
	Collateralization Expenses or Debt Service				

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Clarksburg Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:					Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
WV27-1									
Mason House	Operations		1406		17,129.00		17,129.00		
	Management Improvements		1408		11,666.67		9,718.63		
	Administration		1410		10,000.00		10,000.00		
	Apt. Remodeling: Countertops		1460	30 apts.	10,000.00		0.00		
	Apt. Remodeling: Kitchen Exhaust		1460	100 apts.	9,000.00		0.00		
	Apt. Remodeling: Bath Exhaust Fans		1460	100 apts.	7,500.00		0.00		
	Apt. Remodeling: Medicine Cabinets		1460	100 apts.	8,988.00		18,230.78		
	Apt. Remodeling: Carpet and Tile		1460	30 apts.	18,000.00		1,832.18		
	Shower Units		1460	10 apts.	15,000.00		9,175.44		
	Apt. Remodeling: Closet Doors		1460	100 apts.	7,000.00		0.00		
	Landscaping		1450	Area Wide	25,000.00		0.00		
	Appliance Replacement		1465	10 apts.	15,000.00		5,574.00		
	Apartment Space Remodeling		1460	15 apts.	120,000.00		0.00		
	A & E Fees		1430	1 Building	10,000.00		0.00		
	Drain Stacks		1460	11 Floors			11,405.33		
	Paint		1460	11 Floors			6,176.25		
	Elevator Refurbishment		1460	11 Floors			44.25		
	Fire Box		1460	1			1,921.95		
	Vanities & Bathroom Sinks		1460	95			18,972.46		
WV27-2									
Laurel Lanes	Operations		1406		17,129.00		17,129.00		
	Management Improvements		1408		11,666.67		9,718.64		
	Administration		1410		10,000.00		10,000.00		
	Step and Sidewalk Repair		1450	2,000 L.F.	30,000.00		39,055.33		
	Termite Protection		1475	32	22,547.00		28,371.25		
	CCTV-System		1475	25 Cameras	25,000.00				
	Dumpster Pad Repair		1450	6			9,250.71		

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Clarksburg Housing Authority			Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
	Window Shutters		1450	218 Windows			9,003.40		
	CCTV-System		1450	2 Units			2,325.00		
	Vanities		1450	100			4,111.98		
	Ceilings – Laundry Rooms		1450	4 Apts.			426.96		
	Apartment Remodeling		1460	12 Apts.			1,553.20		
	Storm Doors		1460	156 Doors			54,483.61		
	Medicine Cabinets		1460				206.19		
	Shutters		1460	4 Bldgs.			4,875.00		
	Appliance Replacement		1465	15			11,641.60		
	Roofs		1460				8,632.40		
WV27-3									
Koupal Towers	Operations		1406		17,129.00		17,129.00		
	Management Improvements		1408		11,666.66		9,718.64		
	Administration		1410		10,000.00		10,000.00		
	Emergency Generator		1460	1	25,000.00		0.00		
	Common Area Tile		1460	10 Floors	30,000.00		0.00		
	Appliance Replacement		1465	10 apts.	15,000.00		5,574.00		
	Painting of Halls & Common Areas		1460	10 Floors			6,201.28		
	Vanities		1460	126 Apts.			32,201.08		
	Air conditioners		1460	76 Apts.			23,732.95		
	Sprinkler		1460	1			44.85		
	Elevator		1460	1			35.50		
	Roof Replacement		1460	1 Building			73,280.00		
	Carpet & Tile		1460	2 Apts.			732.56		
HA Wide Activities	Resident Services, Employee Training and Strategic Planning		1408		15,000.00		0.00		

Annual Statement/Performance and Evaluation Report**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)****Part II: Supporting Pages**

PHA Name: Clarksburg Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:				Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					524,422.00		499,614.40		

Annual Statement/Performance and Evaluation Report**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)****Part III: Implementation Schedule**

PHA Name: Clarksburg Housing Authority			Grant Type and Number Capital Fund Program No: Replacement Housing Factor No:				Federal FY of Grant: 2001
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
WV27-1							
Mason House	6-30-03			6-30-04			
WV27-2							
Laurel Lanes	6-30-03			6-30-04			
WV27-3							
Koupal Towers	6-30-03			6-30-04			
HA-wide	6-30-03			6-30-04			

Attachment G

MEMBERSHIP OF THE RESIDENT ADVISORY BOARD

CHA Staff Present

Louis A. Aragona, Executive Director
Janie Kitzmiller, Chairperson
Mike Jacobs, Manager of Maintenance
John Hurst, Crew Chief
Margaret Hurst, Housing Coordinator
Jill Swain, Section 8 Coordinator
Joni Cooper, Resident Services Coordinator

Mason House Representatives

Teresa Simmonette
Judy Pyle
Wilma Talerico
Elizabeth Stonko

Laurel Lanes Representatives

Cheryl Wisemam
Betty McKelvey

Koupal Towers Representatives

Janet Swiger
Caroline Collins
Dorothy Lancaster
Evelyn Tharp

Section 8 Rental Assistance

John Donges
Frances Swiger

Comments of Resident Advisory Board

Minutes

Resident Advisory Board Meeting

Tuesday, March 12, 2002

Louis A. Aragona II, Executive Director, met with the following members of the Resident Advisory Board:

Members Present

Laurel Lanes
Cheryl Wiseman
Betty McElvey

Mason House
Elizabeth Stonko
Judy Pyle
Teresa Simonette
Wilma Talerico

Koupal Towers
Caroline S. Collins
Patricia Janet Swiger
Dorothy Lancaster
Evelyn Tharp

Section 8 Rental Assistance

Frances Swiger
John Donges

Staff & Board Members Present

Louis A. Aragona II - Executive Director
Janie Kitzmiller - Chair, Board of Commissioners
Margaret Hurst - Housing Coordinator/Office Manager
Ron McVaney - Manager of Maintenance and Modernization
Joni L. Cooper - Resident Services Coordinator
Jill Swain- Section 8 Program Coordinator
Joni Cooper, Resident Services Coordinator, recorded the minutes.

Members Absent

Koupal Towers
Robert Thornhill
Sylvia Thornhill
Joseph Murgola

Section 8 Rental Assistance

Amy Moneypenny
Lucille Ward

The meeting was held in accordance with HUD regulations, for the purpose of providing information and obtaining comments and suggestions from the Resident Advisory Board, in preparation of CHA's Annual Agency Plan.

The meeting opened with Louis Aragona, Executive Director, introducing himself, Janie Kitzmiller, Chair of CHA's Board of Commissioners and staff members present including John Hurst, Ron McVaney, Margaret Hurst, Jill Swain and Joni Cooper.

Mr. Aragona began with a brief overview for the purpose of this meeting discussing HUD's requirement of a 5-Year Plan, procedures, goals and objectives. Each year CHA submits an Annual Plan with input from its residents, which was the main purpose for this meeting. During this meeting, last year's proposed activities would be discussed.

There is no waiting list for housing at this time. Mr. Aragona advised residents to encourage their friends, family members, and acquaintances that are in need to apply for housing at this time. Anyone may call or visit the Clarksburg Housing Authority for more information.

The Clarksburg Housing Authority will use its financial resources to support the housing "needs" of its residents and participants at this time. Mr. Aragona stated CHA would try to accommodate residents' "Wants" at a later time.

Mason House resident Ms. Teresa Simonette asked, "Who's going to wash the outside of the apartment windows at Mason House this year?" Margaret Hurst advised Ms. Simonette that only the inside of the windows were required to be cleaned for inspections. Ms Simonette stated no one could see "out" the windows because there were so dirty. It was advised that this matter would be discussed with staff members and someone would be in contact with Ms.Simonette.

Ron McVaney, Manager of Maintenance, discussed upcoming projects and proposed projects from each of the three housing complexes. Mr. McVaney advised the need for some projects to "rollover" from year to year. These projects, as described in the PHA Plan include:

1. Mason House
 - A. Apartment Refurbishment
 - B. Sprinkler System.
 - C. Carpet and Tile Replacement
 - D. Appliance Replacement
 - E. Landscaping
 - F. Apartment Remodeling
 - G. New Entrance Doors
 - H. New Laundry facilities
 - I. Outside Retaining Wall.

Elevator refurbishment is proposed for 2003.

2. Laurel Lanes
 - A. Bathroom remodeling (upgrade). Mrs. Cheryl Wiseman, resident of Laurel Lanes, asked for details. Mr. McVaney advised this would include the replacement of the medicine cabinets and toilets.
 - B. The addition of the security cameras.
 - C. Sidewalk, drain and patio additions

- D. Boiler and water heater replacement
- E. Laundry room improvements. When questioned about this project, Mr. McVaney advised this entailed “dropping the ceiling.
- F. Termite protection.
- G. New parking spaces
- H. The addition of awnings and window shutters. Mrs. Wiseman asked the status of this last project as this was mentioned last year and has yet to see this project began. Mr. McVaney advised the shutter project would begin soon. The bid proposal received for the awning attachment was extremely high and above the projected amount. Revisions were needed before implementing this project.

Expected projects for 2003 include:

- A. Sandblasting
- B. Landscaping
- C. Paving the parking areas
- D. New deck and railing for the handicapped apartments
- E. New Dumpster pads.

When asked for comments from any Laurel Lanes resident, Mrs. Wiseman in apt. 220 advised she had a strange odor permeating from the drain in her laundry room. This same odor could be smelt in her mother’s apartment, #223. Could this possibly be sewer gas? Mr. McVaney advised that staff members would look into it but that there should be no odor as she uses that drain a lot.

Mr. Aragona advised that communication between Housing Authority staff members and residents is an important key here. There are usually valid reasons for delays in procedures, whether with maintenance of the administration. When there is a lack of communication, there is confusion for the resident. Residents are encouraged to call the Housing Authority office at any time and this will provide residents with a sense of security.

Ms. Betty McKelvey advised the paint from the railing leading to her apartment was chipping and could be dangerous to use. Mr. McVaney advised this would be addressed and Mr. Aragona reiterated the importance of communication.

Mrs. Wiseman questioned the issue of exhaust fans in the kitchen area as this issue was mentioned at last year’s meeting. Mr. McVaney stated that this project had been examined and it was found that it was not “feasible” due to structure problems. However, CHA will continue to look into other alternatives.

Ms. McKelvey was wondering why her smoke alarm was closer to her bedroom than the kitchen as other apartments. Mr. John Hurst advised that all smoke alarms are placed according to the State code. He stated that her smoke alarm was placed in its current position because her apartment was a one-floor apartment.

3. Koupal Towers

The major proposed project for this site includes the enclosure of the balconies with screens. The time frame for this project, as with all projects, depends on the bids CHA receives. Other projects included:

- A. Appliance replacement and boiler replacement.
- B. Landscaping
- C. Common area refurbishment
- D. Entrance door replacement
- E. Elevator refurbishment (more like the ones the hospital uses)
- F. Parking lot improvements
- G. Use of pastel colored paint instead of just “string of pearls” for walls.

Mr. McVaney stated that the sprinkler system project has been put on the back burner until approximately 2007.

Director Aragona restated that delays are inevitable but that sometimes-bidding procedures make for more delays.

Ms. Simonette again questioned the subject of the Mason House windows. Mrs. Hurst advised that last year the man that washed the outside windows received bad checks. She knew of a Koupal Towers’ resident whose son may do it but for cash only. Again, Mrs. Hurst advised that residents are responsible for the inside only of the windows.

Ms. Simonette questioned the replacement of the medicine cabinets and bathroom sinks. Why had this project not started? She also noted that the apartments, which is occupied, above her had been refurbished with a new shower unit. As she has recently had knee surgery, she is in need of the new shower unit. Mr. McVaney advised that new shower units are placed in unoccupied apartments first and then those apartments with residents receive a unit. Mrs. Hurst stated the resident above Ms. Simonette was willing to use a relative’s bathroom until his was completed. Ms. Simonette stated she was willing to do the same.

Ms. Simonette stated that “their resident commissioner” had stated “this and that” about issues to be addressed by CHA.

Mr. Aragona advised that Mr. (Anthony) Clutter is an important part of CHA’s Board of Commissioners but that he is only one of five. He is not a part of the day-to-day operations of the Housing Authority and therefore, is not up on the daily issues addressed by the housing authority. He advised the Resident Advisory Board to bear in mind that the truth usually lies somewhere in the middle.

Ms. Simonette advised that the Resident Advisory Board has heard the same story year after year with no results (to certain projects.) Mr. Aragona stated what had been proposed which was that CHA would begin the installation of the medicine cabinets and sinks this year. Mr. Aragona stated that CHA staff members and its’ Board of Commissioners are sensitive to the needs of the residents and called for patience from the residents. He also stated that he would speak to Mr. Clutter (who was not present.)

A Mason House resident advised that public housing residents in Marion and Monongalia counties had their carpets cleaned once a year by their prospective housing authorities. Could this happen in Harrison County? Mr. Aragona informed her that the issue would be examined.

Koupal Towers residents questioned the removal of one of the trees right outside the entrance door and why there were no speed bumps. Mr. McVaney advised that the tree removal issue would be looked into. As for speed bumps, it was a matter of safety as speed bumps could cause older resident drivers to quickly jerk their vehicles if driving too fast. Laurel Lanes residents also questioned speed bumps, as the safety of the children is an issue.

Koupal Towers' resident, Janet Swiger, advised that one of the heat/air conditioning units in the community rooms was not working. Mr. McVaney and Mr. Hurst advised that the units were too powerful, too large for the breakers. Continued use of both units would "blow the breakers." Upgrading the systems was a possibility and would be analyzed. Maintenance staff members stressed for residents to call in "work orders".

A Mason House resident mentioned the alleged abuse of the washing machines. There was concern about older washing machines in need of repair. Mr. McVaney advised that this be handled by an outside agency whose telephone number was printed on the outside of the machines. Residents could call this outside agency for further assistance. Ms. Simonette advised that residents wash all hours of the day and night and do not observe the rules on the posted signs. It was also stated that people are loitering the lobby at Mason House when they are not waiting for a ride. Also, drinks were spilt in the lobby area at Mason House and on the elevator. Ms. Simonette advised she has cleaned spilt messes several times.

Mr. McVaney advised that entrance doors would be replaced at Koupal towers. He also advised that the apartment doors at Mason House as well as tile in the common areas is proposed to be replaced in 2003. A Koupal Towers resident asked if broken glass could be swept from the Dumpster pads on days when trash is removed. Mr. McVaney is advised this should be done already.

Mr. Aragona advised that he has an "Open Door Policy" and encouraged all residents to pick up the telephone and call. He stated he would visit each site as soon as possible. He apologized for not doing so sooner and stated there were bigger issues that needed to be immediately addressed.

Janet Swiger extended an invitation to Mr. Aragona to attend the Koupal Towers monthly Tenant Association meeting on Wednesday, March 13 at 6:00 p.m. Mr. Aragona apologized and stated he would not be able to attend this time due to a prior commitment.

When questioned by several residents, Mrs. Hurst stated that annual spring inspections would be late April/early May.

In closing, Mr. Aragona stated, "CHA could not do everything on their lists this year and requested residents to please be patient. He reminded everyone to "not go by what you hear." We will make every effort to address you needs and wants accordingly. Thank you for attending."

Attachment H

PET POLICY

The Clarksburg Housing Authority allows for pet ownership in its developments with the written pre-approval of the Housing Authority. Resident is responsible for any damage caused by their pets, including the cost of fumigating or cleaning their unit. In exchange for this right, resident assumes full responsibility and liability for the pet and agrees to hold the Clarksburg Housing Authority harmless from any claims caused by action or inaction of the pet or pet owner.

The Clarksburg Housing Authority will allow only the following common household pets: dog, cat, bird, hamster, guinea pig, and fish, in an aquarium (maximum 10gallon).

All dogs and cats must be spayed or neutered before they become six months old.

Appropriate inoculations are required.

No animal deemed to be a threat to the health or safety of others will be allowed

A deposit of \$ 350.00 is required for each dog or cat.

Visiting pets are not allowed.

Dogs and cats must be kept inside the owners unit or on a leash (maximum length 6 feet) at all times when outside the unit. Pets may not be tied outside or left unattended while outside.

The full Pet Policy is a supporting document to this PHA Plan and is on file at the Housing Authorities office.

Attachment I

RESIDENT MEMBERSHIP OF THE PHA GOVERNING BOARD

Resident Member-----Anthony Clutter

Appointment Date-----January 4, 2001

Term-----5 years

Expiration of Term-----September 19, 2005

Appointment by: Clarksburg City Council upon recommendation of City Manager

Attachment J

5 YEAR PLAN PROGRESS REPORT

The mission of the Clarksburg Housing Authority remains the same; to promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

Goal 1: To reduce public housing vacancies.

We have a vacancy problem due to a glut of available housing in our area. We are actively promoting our units through television ads (public service announcements) newspaper ads, flyer distributed throughout the area to business, churches, and various agencies.

Goal 2: Renovate or modernize public housing units.

This is an on going project. Each year we do major remodeling on a number of vacant efficiency units. We also are doing major remodeling on our family units, in order to compete with the private sector.

Goal 3: Provide voucher mobility counseling;

This is a part of our on going program.

Goal 4: Conduct outreach efforts to potential voucher landlords.

This is a part of our on going program.

Goal 5: Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments;

We have been doing outreach to working families by distributing flyers throughout the area advertising our units and listing the amenities and programs offered to our public housing residents.

Goal 6: Implement public housing security improvements;

We provide security foot patrol throughout our family development. This is funded through our PHDEP. We also are in the process of installing security cameras strategically throughout the development.

Goal 7: Increase the number and percentage of employed persons in assisted families.

Same answer as in reply to goal 4.

Goal 8: Provide supportive services to improve housing assistance, recipient's employability.

We provide a myriad of supportive services through our programs.

Goal 9: Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability.

We include this statement in advertising and promoting our housing programs.